



An  
Bord  
Pleanála

**Board Direction**  
**BD-001709-18**  
**ABP-302203-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/11/2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the Z3 Neighbourhood Centre zoning for the site and the policies of the Dublin City Development Plan, 2016-2022, it is considered that the proposal would result in an excessive concentration of takeaway uses within this parade of units, resulting in a limited range of services, contrary to the Z3 zoning objective 'to provide for and improve neighbourhood facilities'. Furthermore, the excessive concentration of takeaways in this location would seriously injure the residential amenities, having regard to noise and disturbance. In addition, the lack of sufficient storage space for refuse and recycling is likely to lead to a loss of amenity for the surrounding area, having regard to odour and nuisance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 20/11/2018

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Maria FitzGerald